

EXHIBIT A

CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE GLOBE TRADING BUILDING 1801-1803 ATWATER STREET REDEVELOPMENT PROJECT

Prepared by:

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Last Revision Date: 9-19-07

**CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY
BROWNFIELD PLAN**

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I. INTRODUCTION

In order to promote the revitalization of environmentally distressed and blighted areas within the boundaries of the City of Detroit, Michigan (the City), the City has established the City of Detroit Brownfield Redevelopment Authority (the Authority) pursuant to Michigan Public Act 381 of 1996, as amended (Act 381).

The primary purpose of this Brownfield Plan (Plan) is to promote the redevelopment of and private investment in certain brownfield properties within the City. Inclusion of property within this Plan will facilitate financing of environmental response and other eligible activities at eligible properties, and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as brownfields. By facilitating redevelopment of brownfield properties, this Plan is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the Authority.

The identification or designation of a developer or proposed use for the eligible property that is the subject of this Plan shall not be integral to the effectiveness or validity of this Plan. This Plan is intended to apply to the eligible property identified in this Plan and, if tax increment revenues are proposed to be captured from that eligible property, to identify and authorize the eligible activities to be funded by such tax increment revenues. Any change in the proposed developer or proposed use of the eligible property shall not necessitate an amendment to this Plan, affect the application of this Plan to the eligible property, or impair the rights available to the Authority under this Plan.

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Brownfield Plan contains information required by Section 13(1) of Act 381.

II. GENERAL PROVISIONS

A. Description of the Eligible Property (Section 13 (1)(h)) and the Project

The property comprising the eligible property consists of one parcel. 1801-1803 Atwater Street is a facility. The Property currently contains a former industrial building and is located in an area of Detroit that is characterized by vacant, commercial, and/or light industrial properties; and surface roadways. The subject property is zoned SD4 (Special Development District Riverfront Mix-use).

Urban Development Co., LLC is the project developer (Developer). The Globe Trading Building (the Project) will entail the complete renovation of the building and the adjoining vacated Guoin Street. Attachment A includes a site map of the parcel.

The Project is located at 1801-1803 Atwater Street in the East Riverfront District. The Property is located north of Atwater Street between Orleans and the Dequindre Cut linking the Detroit River, the RiverWalk, Tri-Centennial State Park and Harbor. Parcel

information is outlined below. The Property is located within a Neighborhood Enterprise Zone District. The eligible property will include all tangible personal property to be located on the real property. Attachment B provides the individual legal description for the eligible property. Urban Development Co., LLC will have a lease agreement with or will purchase from the City of Detroit.

Address	Tax ID	Owner	Lot Dimension
1801-1803 Atwater Street	Ward 07 / Item 000011	City of Detroit	Rectangular – 237.09' X 200.26' X 235.53' X 200.11' ~1.085 acres
Vacated Guoin Street	Part of Ward 07 / Item 000011	City of Detroit	Rectangular 50.06' X 231.88' X 50.00' X 235.52' ~0.269 acres

Attachment C provides a description of the project to be completed at the Property (the Project) and Attachment D includes letters of support of the Project.

B. Basis of Eligibility (Section 13 (1)(h) and Section 2 (m))

The Property is considered eligible property as defined by Act 381, Section 2 because (a) the Property was previously utilized for a industrial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be a facility as defined by Act 381.

The historic operations at the Property were originally centered on Detroit's dominance as a shipbuilding center in the Great Lakes region. Various historic occupants included: Guoin Street and railroad spurs (1860s to present); the Dry Dock Company and Engine Works built ships and produced marine steam engines on the property as early as 1867. In the 1880s, a young apprentice named [REDACTED] worked on the Dry Dock site, reportedly seeing his first internal combustion engine there and learning lessons about mechanized production. The building of ships and the manufacturing and repairing of marine steam engines and boilers continued at the property under the Detroit Dry Docks Co., and the Detroit Ship Building, Co, until the mid-1920s. In the mid 1930s the Detroit Edison purchased the subject property. Between 1929 and 1941 Electromaster, Inc. a stove manufacturer occupied the property. From at least 1948 until 1963 the Detroit Edison Co. owned and operated a warehouse and reconditioning and appliance shop at the property. In 1981 the Detroit Edison Co. sold the subject property to the Globe Trading Company. The Globe Trading Co. used the subject property for a warehouse until at least 1997. Currently the subject property consists of a vacant industrial-manufacturing building owned by the city of Detroit.

On September 28, 2004, the Michigan Department of Environmental Quality (MDEQ) completed a Brownfield Redevelopment Assessment (BFRA) of the subject property on behalf of the USEPA. At the time of the reconnaissance, the subject property consisted of a large three-story building with paved drive/parking area on its northeast side. The purpose of MDEQ's BFRA reconnaissance was to gather information to be used in development of the BFRA sampling plan, to determine appropriate health and safety requirements, and to determine potential sampling locations. MDEQ identified the following concerns:

- pump island located in the southern portion of the drive/parking area;
- abandoned railroad spur located in the drive/parking area;
- debris piles located throughout the property;
- 20 pound propane tank located in alley next to building; and,
- 200-gallon AST and various debris in northeast end of building;
- large electrical bank with most of the wiring and equipment removed located in southwest bay area; and,
- several small workshop areas in central portion of the building.

It should be noted that MDEQ did not access the upper portions of the building due to risk of injury or potential structural damage.

In addition, the MDEQ also had completed previous investigations in April and May 1990. The MDEQ completed a subsurface investigation of the subject property on the behalf of the USEPA. The purpose of this investigation was to (1) determine the levels of EPA Target Compound List Compounds and Target Analyte List analytes which may be present at the subject property, (2) characterize potential contamination in shallow and subsurface soil, (3) ascertain potential contamination migration from possible source areas, and (4) evaluate health and safety concerns.

During the investigation, MDEQ (1) drilled eight soil borings (SB-1 through SB-8), (2) collected 16 soil samples, and (3) submitted samples for laboratory analyses. The soil samples were submitted for laboratory analyses of VOCs, SVOCs, PCBs, and metals.

Analytical results indicated that target parameters were detected at concentrations above MDEQ GRCC. Parameters that exceeded criteria included cis-1,2-dichloroethylene, 1,3,5-trimethylbenzene, vinyl chloride, xylenes, acenaphthene, acenaphthylene, anthracene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, carbazole, dibenzo(a,h)anthracene, dibenzofuran, fluoranthene, fluorine, 2-methylnaphthalene, naphthalene, phenanthrene, pyrene, PCBs, aluminum, arsenic, barium, cadmium, chromium, cobalt, silver, strontium, and zinc.

In addition, MDEQ collected five samples of various insulating wrap, floor, and ceiling tiles and tested them for ACM. Results indicated that all insulating wrap and the floor tile contained asbestos above regulatory levels. Since not all areas of the building were accessed, MDEQ recommended that a thorough asbestos inspection be conducted to identify all ACM in the building.

MDEQ concluded that the subject property meets the definition of a “facility”, and recommended the following:

- soil contaminated with compounds at levels that exceed direct contact criteria be removed, remediated, and/or encapsulated to prevent exposure;
- a determination of local background concentrations for inorganic compounds may be useful in screening out some criteria exceedances found;
- a determination should be made of whether a local ordinance exists that prohibits the use of groundwater at the subject property for drinking water purposes;
- all regulated ACM should either be removed from the building or be encapsulated during any revitalization or demolition of the building;
- the physical hazards on the property should be remedied before or during redevelopment; and,
- contamination should be considered with respect to responsibilities that may exist under Part 201.

C. Summary of Eligible Activities and Description of Costs (Section 13 (1)(a),(b))

The eligible activities that are intended to be carried out at the Property are considered eligible activities as defined by Sec 2 of Act 381, because they include environmental site assessment/BEA activities, interior demolition and lead and asbestos abatement. The following eligible activities and budgeted costs are intended as part of the development of the Property and are to be financed solely by the Developer. The costs listed in the table below are estimated costs and many increase or decrease depending on the nature and extent of unknown conditions encountered on the Property. If necessary, this Plan may be amended to add or delete eligible activities and the estimated cost of each. The Authority is not responsible for any costs of eligible activities and will incur no debt.

ESTIMATED COST OF ELIGIBLE ACTIVITIES

Description of Eligible Activities	Estimated Cost
1. Baseline Environmental Site Assessment Activities (Includes Phase I ESA, Phase II ESA, BEA, and Due Care Plan) and additional response activities (removal of USTs, etc.)	\$ 200,000
2. Lead and Asbestos Abatement	\$ 100,000
3. Interior Demolition	\$ 300,000
4. Site Preparation	\$ 400,000
Total Estimated Cost of Eligible Activities	\$ 1,000,000

It is currently anticipated that the eligible activities will begin in the spring of 2008 and be completed in fall of 2010.

D. Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13(1)(c)); Impact of Tax Increment Financing on Taxing Jurisdictions (Section 13(1)(g))

This Plan will not capture tax increment revenues for financing costs of eligible activities under this Plan. This Plan shall not have a negative impact upon the tax revenues of any taxing jurisdiction in which the eligible property is located.

E. Plan of Financing (Section 13(1)(d)); ,Maximum Amount of Indebtedness (Section 13(1)(e))

This Plan will not capture tax increment revenues for financing costs of eligible activities under this Plan. The eligible activities are to be financed solely by the Developer. The Authority is not responsible for any cost of eligible activities and will incur no debt. No advances have been or shall be made by the City or the Authority for the costs of eligible activities under this Plan.

F. Single Business Tax Credit

The Property is included in this Plan to enable qualified taxpayers as defined by Michigan Public Act 382 of 1996, as amended, Michigan Public Act 143 of 2000, as amended, or Michigan Public Act 726 of 2002, as amended (the SBT Credit Acts) to avail themselves of eligibility for a credit against their Michigan single business tax or Michigan business tax liability for eligible investments, as defined by Section 38g of Michigan Public Act 228 of 1975, as amended (Act 228), incurred on the Property after the adoption of this Plan. Total project investment is anticipated at approximately \$17,150,000, with estimated eligible investment of \$15,880,000 million.

By approval of this Plan, the Authority and the City neither intend to make nor have made representations to a developer or any other person of the availability, amount or value of any credit under the SBT Credit Acts or that adoption of this Plan will qualify or entitle a developer or any other person to apply for or receive pre-approval or approval of any credit under the SBT Credit Acts for the Property. The Authority and the City also assume no obligation to take any action or to modify or amend this Plan to facilitate or to allow any person to receive pre-approval or approval of any credit under the SBT Credit Acts for the Property.

G. Duration of Plan (Section 13(1)(e))

Unless otherwise agreed to in writing by the Authority, in no event shall the duration of this Plan extend beyond:

- a. One hundred and eighty (180) days after the date this Plan is approved by City Council unless the Developer receives a related work plan or single business tax pre-approval letter from the Michigan Economic Growth Authority on or before such date;
- b. One hundred and eighty (180) days after the date this Plan is approved by City Council unless the Developer and the Authority have finalized and executed the Reimbursement Agreement, if required, on or before such date; or

c. Three years after the date the Developer and the Authority have finalized and executed the Reimbursement Agreement.

In no event, however, shall this Plan extend beyond the maximum term allowed by Section 13(1)(f) of Act 381 for the duration of this Plan.

H. Effective Date of Inclusion in Brownfield Plan

The Property will become a part of this Plan on the date this Plan is approved by the City Council.

I. Displacement/Relocation of Individuals on Eligible Property (Section 13(1)(i-l))

There are no persons or businesses residing on the eligible property and no occupied residences will be acquired or cleared, therefore there will be no displacement or relocation of persons or businesses under this Plan.

J. Local Site Remediation Revolving Fund ("LSRRF") (Section 8; Section 13(1)(m))

Tax increment financing will not occur as part of this Plan; therefore no taxes will be captured for deposit into the Local Site Remediation Revolving Fund. No funds from the LSRRF shall be used to finance the costs of eligible activities under this Plan.

K. Owners Obligations, Representations and Warrants

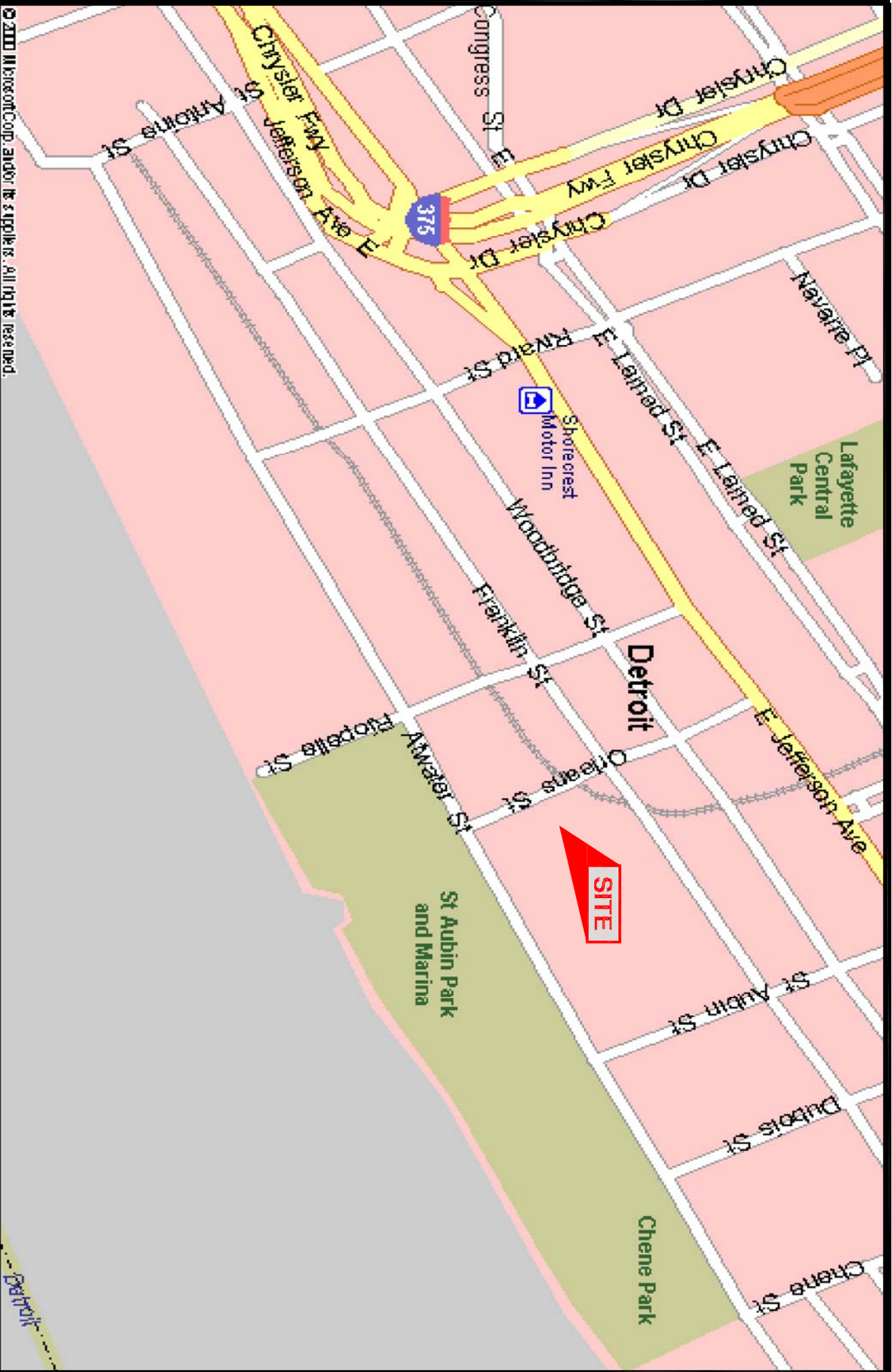
The Owner and its affiliates shall comply with all applicable laws, ordinances, executive orders, or other regulations imposed by the City or any other properly constituted governmental authority with respect to the Property and shall use the Property in accordance with this Plan. Attachment E contains information related to the Environmental Report on the Property.

The Developer represents and warrants that a Phase I Environmental Site Assessment (ESA), a Phase II ESA, baseline environmental assessment, and due care plan, has (have) been performed on the Property. A copy of the results of the BEA based on (1) Section 20126(1)(c) of Part 201 of the Natural Resources and Environmental Protection Act (NREPA), 1994 Public Act (PA) 451, as amended, and (2) Michigan Department of Environmental Quality (MDEQ) *Instructions for Preparing and Disclosing Baseline Environmental Assessments and Section 7a Compliance Analysis*, dated March 11, 1999, and due care plan will be placed on file with the Detroit Brownfield Redevelopment Authority.

III. ATTACHMENTS

ATTACHMENT A

Site Maps



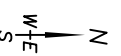
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AKTPEERLESS
environmental services

SUBJECT PROPERTY LOCATION MAP

GLOBE BUILDING
1801 E. ATWATER STREET
DETROIT, MICHIGAN
PROJECT NUMBER : 5134D

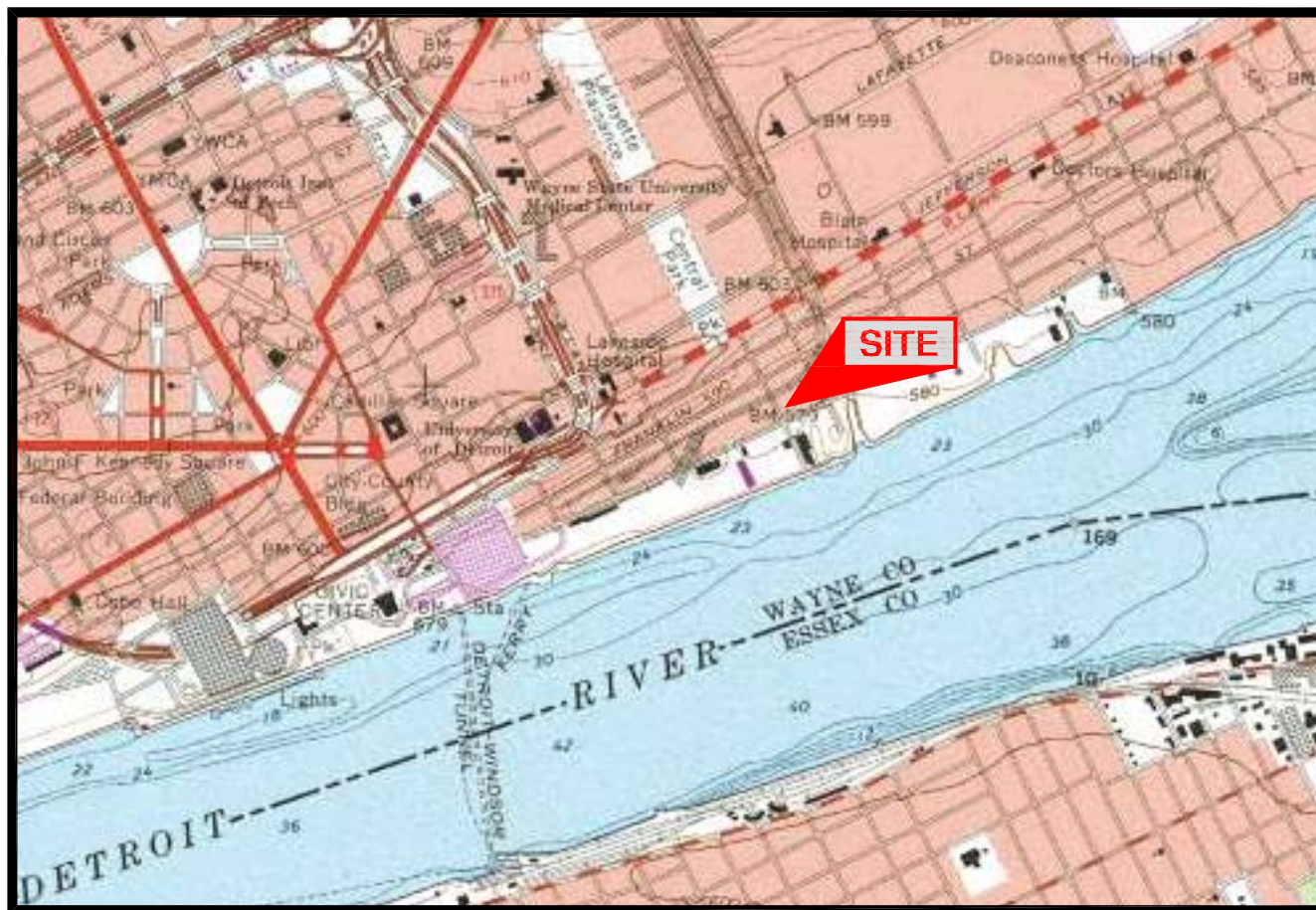
LEGEND



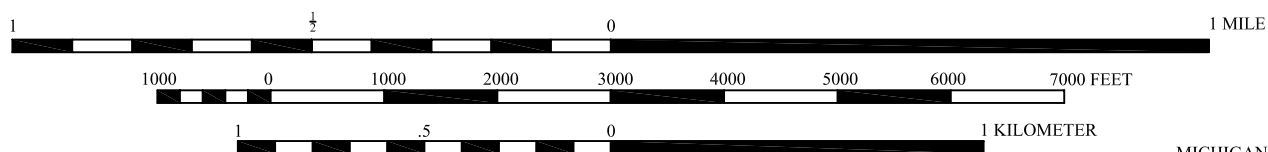
DRAWN BY: JM
DATE: 08.21.06

FIGURE 1

DETROIT QUADRANGLE
MICHIGAN - WAYNE COUNTY
7.5 MINUTE SERIES (TOPOGRAPHIC)

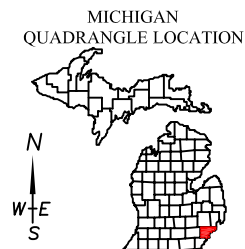


T.2 S. - R.12 E.



CONTOUR INTERVAL 5 FEET
DATUM IS MEAN SEA LEVEL

IMAGE TAKEN FROM 1968 U.S.G.S. TOPOGRAPHIC MAP
PHOTOREVISED 1973 AND 1980

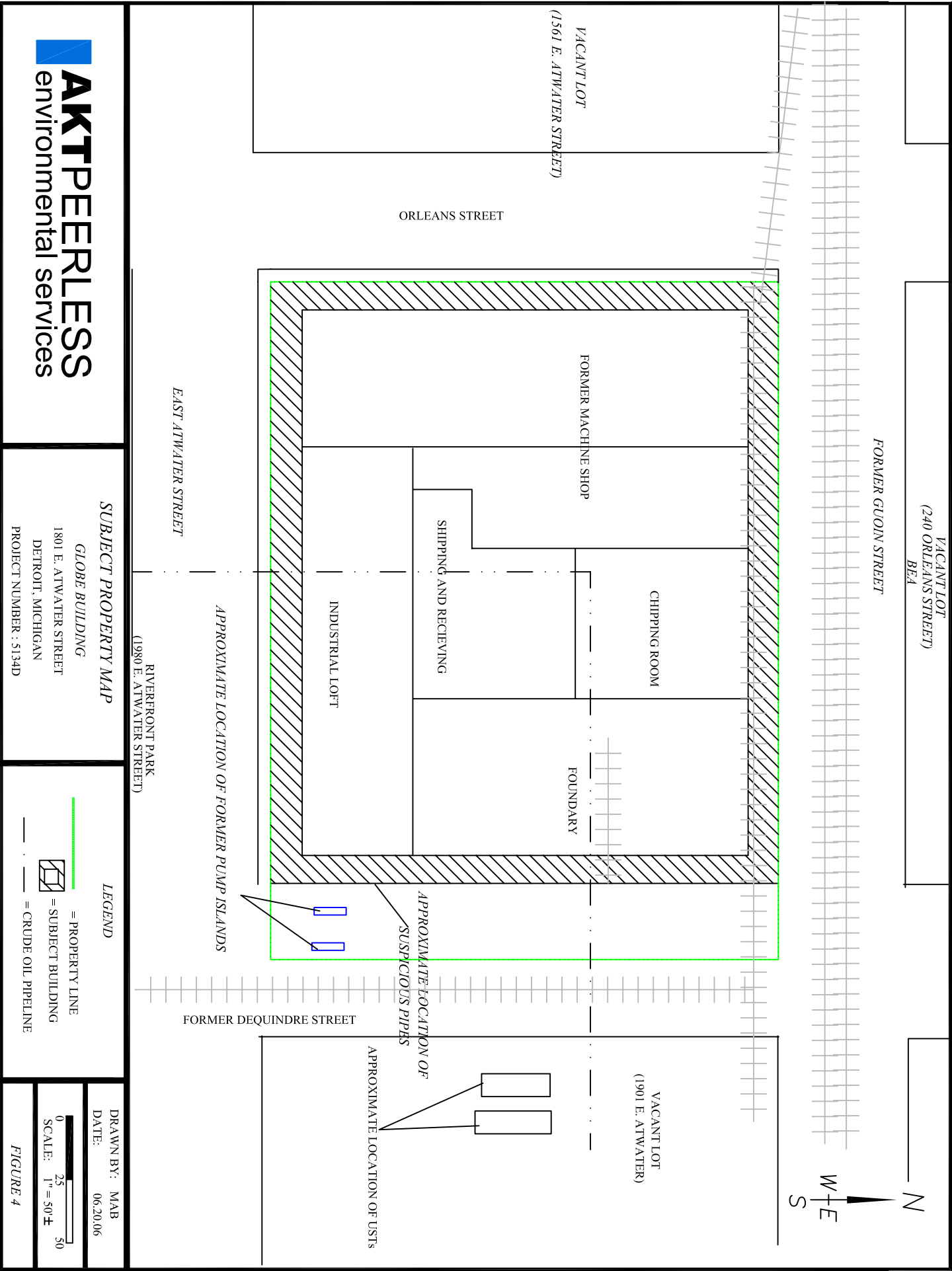


AKTPEERLESS
environmental services

TOPOGRAPHIC LOCATION MAP
GLOBE BUILDING
1801 E. ATWATER STREET
DETROIT, MICHIGAN
PROJECT NUMBER : 5134D

DRAWN BY: MB
DATE: 08.21.06

FIGURE 2



ATTACHMENT B

Legal Descriptions of Eligible Property to which the Plan Applies

First American Title Insurance Company

Commitment Number: 0508588-98 REV #4

SCHEDULE C
PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Land in the City of Detroit, County of Wayne, State of Michigan being more particularly described as:

Lots 1 through 10, both inclusive, Block 4, and the Westerly 40 feet of vacated Dequindre Street Easterly of and adjoining said Lots 5 and 6 "A Town Plat of the Farm of Antoine Dequindre assigned by Deed of Trust to Peter Desnoyer drawn up by Anson E. Hathon at the request of the parties interested. For the purpose of being recorded February 4, 1840 A. E. Hathon" as recorded Liber 10 Pages 715, 716 and 717 City Records, Wayne County Records.

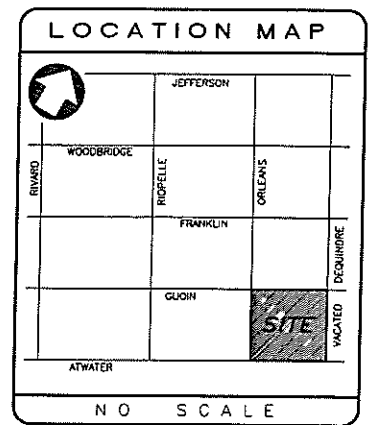
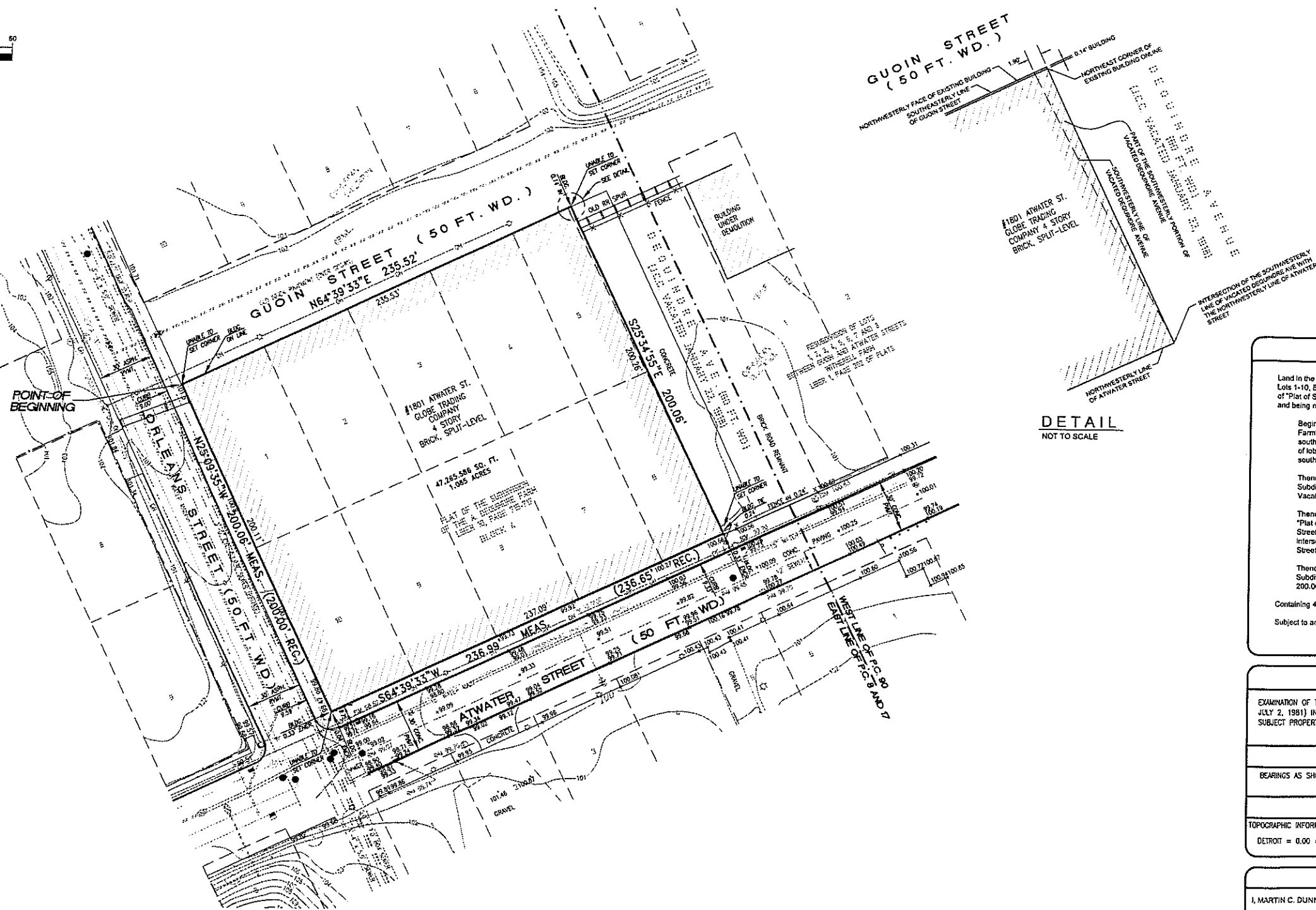
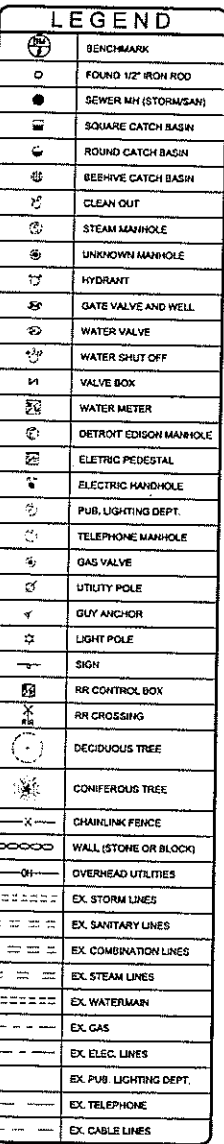
Commonly known as: 1801-1803 E. Atwater
Tax Parcel ID: Ward 07 Item 000011

Also described as:

Beginning at the Northwest corner of Lot 1, Block 4, of said "Plat of Subdivision of the A. Dequindre Farm", also being the intersection of the Northeasterly line of Orleans Street (50 feet wide) with the Southeasterly line of Guoin Street (50 feet wide); thence North 64 degrees 39 minutes 33 seconds East along the Northwestern line of Lots 1 through 5, inclusive of said "Plat of Subdivision of the A. Dequindre Farm" also being the Southeasterly line of said Guoin Street, 232.52 feet; thence South 25 degrees 34 minutes 55 seconds East 200.06 feet to the Southeasterly corner of Lot 6, Block 4 of said "Plat of Subdivision of the A. Dequindre Farm", also being the intersection of the Southwesterly line of said vacated Dequindre Ave. with the Northwestern line of Atwater Street (50 feet wide); thence South 64 degrees 39 minutes 33 seconds West along the Southeasterly line of Lots 6 through 10, inclusive, Block 4 of said "Plat of Subdivision of the A. Dequindre Farm", also being the Northwestern line of said Atwater Street, 236.99 feet (recorded as 236.65 feet); to the Southwesterly corner of Lot 10, also being the intersection of the Northwestern line of said Atwater Street with the Northeasterly line of said Orleans Street; thence North 25 degrees 09 minutes 35 seconds West along the Southwesterly line of Lots 1 and 10, Block 4, of said "Plat of Subdivision of the A. Dequindre Farm", also being the Northeasterly line of said Orleans Street, 200.06 feet (recorded 200.00 feet) to the point of beginning.

That Part of Guoin Street, a Public Street:

Beginning at the intersection of the Southeasterly line of Guoin Street (50 feet wide) with the Northeasterly line of Orleans Street (50 feet wide), intersection also being the Northwestern corner of Lot 1, Block 4, of said "A Town Plat of the Farm of Antoine Dequindre", thence North 25 degrees 09 minutes 35 seconds West 50.00 feet to the intersection of the Northeasterly line of said Orleans Street with the Northwestern line of said Guoin Street, also being the Southwesterly corner of Lot 10, Block 7, of said "A Town Plat of the Farm of Antoine Dequindre", thence North 64 degrees 39 minutes 33 seconds East along the Northwestern line of said Guoin Street also being the Southeasterly line of Lots 6 through 10, inclusive, Block 7, of said, "A Town Plat of the Farm of Antoine Dequindre", 232.77 feet to the Southeasterly corner of said Lot 6, Block 7, also being the intersection of the Northwestern line of said Guoin Street with the Southwesterly line of Vacated Dequindre Avenue (60 feet wide); thence South 28 degrees 18 minutes 14 seconds East 50.06 feet to a point along the Southwesterly line of said Guoin Street; thence South 64 degrees 39 minutes 33 seconds West along the Northwestern line of Lots 1 through 5, inclusive, Block 4, of said "A Town Plat of the Farm of Antoine Dequindre", also being the Southeasterly line of said Guoin Street, 235.52 feet to the point of beginning.



Land in the City of Detroit, County of Wayne, State of Michigan, being part of Private Claims 8 and 17, being Lots 1-10, Block 4 and being part of the southwesterly portion of Vacated Dequindre Avenue (60 feet wide) of "Plat of Subdivision of the A. Dequindre Farm" as recorded in Liber 10 of City Records on Pages 715-717, and being more particularly described as:

Beginning at the northwest corner of Lot 1, Block 4, of said "Plat of Subdivision of the A. Dequindre Farm", also being the intersection of the northeasterly line of Orleans Street (50 feet wide) with the southeasterly line of Guin Street (50 feet wide), Thence N.64°39'33"E. along the northwesterly line of lots 1 through 5, inclusive of said "Plat of Subdivision of the A. Dequindre Farm", also being the southeasterly line of said Guin Street, 235.52 feet;

Thence S.25°34'55"E., 200.06 feet to the southeasterly corner of lot 6, Block 4 of said "Plat of Subdivision of the A. Dequindre Farm", also being the intersection of the southwesterly line of said Vacated Dequindre Ave with the northwesterly line of Atwater Street (50 feet wide);

Thence S.64°39'33"W. along the southeasterly line of lots 8 thorough 10, inclusive, Block 4, of said "Plat of Subdivision of the A. Dequindre Farm", also being the northwesterly line of said Atwater Street, 236.99 feet (Rec. As. 236.65 feet), to the southwesterly corner of lot 10, also being the intersection of the northwesterly line of said Atwater Street with the northeasterly line of said Orleans Street;

Thence N.25°09'35"W. along the southwesterly line of lots 1 and 10, Block 4, of said "Plat of Subdivision of the A. Dequindre Farm", also being the northeasterly line of said Orleans Street, 200.06 feet (recorded as 200.00 feet) to the Point of Beginning.

Containing 47,265.586 sq. ft. (1.085 acres) more or less.

Subject to any and all easements and rights-of-way of record.

EXAMINATION OF THE FLOOD INSURANCE RATE MAP (COMMUNITY-PANEL NUMBER 260222 0035 B, DATED JULY 2, 1981) IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM OF 1968 INDICATES SUBJECT PROPERTY LIES WITHIN ZONE "C", (AREA OF MINIMAL FLOODING)

BEARINGS AS SHOWN WERE BASED ON THE CITY OF DETROIT COORDINATE SYSTEM

TOPOGRAPHIC INFORMATION PROVIDED ON THIS DRAWING IS BASED ON CITY OF DETROIT DATUM.
DETROIT = 0.00 = N.G.V.D. = 479.755 = U.S.C.S. = 479.755

I, MARTIN C. DUNN, HEREBY CERTIFY TO:

ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF DETROIT :

THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 5, 8 AND 11 OF TABLE THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MICHIGAN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

METCO

DATE: _____

MARTIN C. DUNN, VICE PRESIDENT
PROFESSIONAL SURVEYOR #30081

AS OF 09-19-06 NO TITLE WORK HAS BEEN PROVIDED BY CLIENT

ARROW ON HYDRANT AT NORTHWEST CORNER OF ORLEANS STREET AND JEFFERSON AVE.
ELEVATION = 119.37 (OFFSITE)

ARROW ON HYDRANT AT NORTHEAST CORNER OF WOODBRIDGE STREET AND ORLEANS STREET.
ELEVATION = 112.12 (OFFSITE)

ARROW ON HYDRANT AT SOUTHEAST CORNER OF FRANKLIN STREET AND ORLEANS STREET.
ELEVATION = 105.47 (OFFSITE)

ARROW ON HYDRANT AT NORTHEAST CORNER OF RIGUELLE STREET AND ATWATER STREET.
ELEVATION = 102.09 (OFFSITE)

UTILITY INFORMATION, AS SHOWN, INDICATES
APPROXIMATE LOCATIONS AND TYPES OF FACILITIES ONLY,
AS DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY
COMPANY'S RECORDS. NO GUARANTEE IS GIVEN OR
IMPLIED AS TO THE COMPLETENESS OR ACCURACY
THEREOF PRIOR TO CONSTRUCTION. ALL LOCATION AND
DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND
UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF
PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE
FIELD DURING CONSTRUCTION. CONTRACTOR SHALL USE
EXTREME CAUTION WHEN OPERATING NEAR OVERHEAD
AND/OR BURIED UTILITIES.

CALL MISS DIG. 1-800-482-7171

LOTS 1-10, BLOCK 4 OF "PLAT OF
SUBDIVISION OF THE A. DEQUINDRE FARM"
CITY OF DETROIT, WAYNE COUNTY MICHIGAN

ALTA / ACSM
LAND TITLE SURVEY

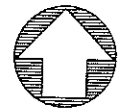
CLIENT: DETROIT ECONOMIC GROWTH CORPORATION

JOB NUMBER

06-092-2

SHEET NUMBER

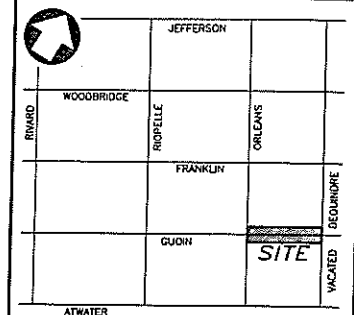
1 OF 1]



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LOCATION MAP



NO SCALE

LEGEND

	BENCHMARK
	FOUND 1/2" IRON ROD
	SEWER MH (STORM/SEWER)
	SQUARE CATCH BASIN
	ROUND CATCH BASIN
	BEEHIVE CATCH BASIN
	CLEAN OUT
	STEAM MANHOLE
	UNKNOWN MANHOLE
	HYDRANT
	GATE VALVE AND WELL
	WATER VALVE
	WATER SHUT OFF
	VALVE BOX
	WATER METER
	DETROIT EDISON MANHOLE
	ELECTRIC PEDESTAL
	ELECTRIC HANDHOLE
	PUB. LIGHTING DEPT.
	TELEPHONE MANHOLE
	GAS VALVE
	UTILITY POLE
	GUY ANCHOR
	LIGHT POLE
	SIGN
	RR CONTROL BOX
	RR CROSSING
	DECIDUOUS TREE
	CONIFEROUS TREE
	CHAINLINK FENCE
	WALL (STONE OR BLOCK)
	OVERHEAD UTILITIES
	EX. STORM LINES
	EX. SANITARY LINES
	EX. COMBINATION LINES
	EX. STEAM LINES
	EX. WATERMAIN
	EX. GAS
	EX. ELEC. LINES
	EX. PUB. LIGHTING DEPT.
	EX. TELEPHONE
	EX. CABLE LINES

BENCHMARK LIST

- ARROW ON HYDRANT AT NORTHWEST CORNER OF ORLEANS STREET AND JEFFERSON AVE.
ELEVATION = 119.37 (OFFSITE)
- ARROW ON HYDRANT AT NORTHEAST CORNER OF WOODBRIDGE STREET AND ORLEANS STREET.
ELEVATION = 112.12 (OFFSITE)
- ARROW ON HYDRANT AT SOUTHEAST CORNER OF FRANKLIN STREET AND ORLEANS STREET.
ELEVATION = 105.47 (OFFSITE)
- ARROW ON HYDRANT AT NORTHEAST CORNER OF ROPELLE STREET AND ATWATER STREET.
ELEVATION = 102.09 (OFFSITE)

DETAIL

NOT TO SCALE

LEGAL DESCRIPTION

Part of Guoin Street (50 feet wide) lying between Lots 1-5 inclusive, Block 4 and Lots 6-10 inclusive, Block 7 all Lots in, "A TOWN PLAT OF THE FARM OF ANTOINE DEQUINDRE", recorded in Liber 10, Pages 715-717 City Records. (Wayne County Records), described as:

Beginning at the intersection of the southeasterly line of Guoin Street (50 feet wide) with the northeasterly line of Orleans Street (50 feet wide), intersection also being the northwesterly corner of Lot 1, Block 4, of said, "A TOWN PLAT OF THE FARM OF ANTOINE DEQUINDRE", Thence N25°09'35"W 50.00 feet to the intersection of the northeasterly line of said Orleans Street with the northwesterly line of said Guoin Street, also being the southwesterly corner of Lot 10, Block 7, of said "A TOWN PLAT OF THE FARM OF ANTOINE DEQUINDRE";

Thence N64°39'33"E along the northwesterly line of said Guoin Street also being the southeasterly line of Lots 6 through 10, inclusive, Block 7, of said, "A TOWN PLAT OF THE FARM OF ANTOINE DEQUINDRE", 232.77 feet to the southeasterly corner of said Lot 6, Block 7, also being the intersection of the northwesterly line of said Guoin Street with the southwesterly line of Vacated Dequindre Avenue (50 feet wide);

Thence S28°18'14"E 50.06 feet to a point along the southeasterly line of said Guoin Street;

Thence S64°39'33"W along the northwesterly line of Lots 1 through 5, inclusive, Block 4, of said, "A TOWN PLAT OF THE FARM OF ANTOINE DEQUINDRE", also being the southeasterly line of said Guoin Street, 235.52 feet to the Point of Beginning

Containing 11,706.086 sq.ft. (0.269 acres), more or less.

Subject to any and all easements and rights-of-way of record.

FLOOD NOTE

EXAMINATION OF THE FLOOD INSURANCE RATE MAP (COMMUNITY-PANEL NUMBER 260222 0035 B, DATED JULY 2, 1981) IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM OF 1968 INDICATES SUBJECT PROPERTY LIES WITHIN ZONE "C", (AREA OF MINIMAL FLOODING)

BASIS OF BEARING

BEARINGS AS SHOWN WERE BASED ON THE CITY OF DETROIT COORDINATE SYSTEM

DATUM CONVERSION

TOPOGRAPHIC INFORMATION PROVIDED ON THIS DRAWING IS BASED ON CITY OF DETROIT DATUM.
DETROIT = 0.00 = N.G.V.D. = 479.755 = U.S.G.S. = 479.755

SURVEYORS CERTIFICATE

I, MARTIN C. DUNN, HEREBY CERTIFY TO:

ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF DETROIT:

THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8 AND 11 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MICHIGAN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

METCO

DATE: _____

MARTIN C. DUNN, VICE PRESIDENT
PROFESSIONAL SURVEYOR #30081

GENERAL NOTE

AS OF 09-19-06 NO TITLE WORK HAS BEEN PROVIDED BY CLIENT.

ALTA PARCEL 4A

DATE	REVISED	DATE	BY	DRAWN BY:
08/23/06				MN
SCALE				CHECK BY: SRJ
1" = 20'	PER CLIENT'S REQUEST CHANGE BEARING AND DISTANCE OF NORTHEASTERLY LINE OF BOUNDARY NEW TOPOGRAPHY AS OF 08/30/06	09/19/06	NSE	BOOK NO.: NA
		08/31/06	D.B.GREEN	PAGE NO.: NA

METCO
SERVICES, INC.

1274 LIBRARY, DETROIT, MI 48226
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UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF FACILITIES ONLY, AS DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANIES' RECORDS. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF PROPOSED IMPROVEMENTS) SHALL BE NOTED IN THE FIELD. DURING CONSTRUCTION, CONTRACTOR SHALL USE EXTENSIVE CAUTION WHEN OPERATING NEW OVERHEAD AND/OR BURIED UTILITIES.
CALL MISS DIG. 1-800-482-7171

GUOIN STREET (50 FT. WD.) LYING
BETWEEN ORLEANS STREET AND
VACATED DEQUINDRE AVE.
CITY OF DETROIT, WAYNE COUNTY MICHIGAN

ALTA / ACSM
LAND TITLE SURVEY

CLIENT: DETROIT ECONOMIC GROWTH CORPORATION

JOB NUMBER

06-092-4A

SHEET NUMBER

1 OF 1

ATTACHMENT C

Project Description

ATTACHMENT C – Project Description

Project Developer:	Urban Development Co., LLC
Project Location:	1801-1803 Atwater Street, Detroit, Wayne County, Michigan
Type of Eligible Property:	Facility
Years to Complete Payback:	Tax Credit only Plan. No Tax Capture included in this Brownfield Plan
Estimated Eligible Investment:	~ \$15,880,000

Project Overview: The project consists of the comprehensive redevelopment of the "Former Globe Trading Building". The Globe Trading Building has been used for industrial activities since portions of the existing building were constructed in the 1860s. The historic operations at the Property were originally centered on Detroit's dominance as a shipbuilding center in the Great Lakes region. Various historic occupants included: Guoin Street and railroad spurs (1860s to present); the Dry Dock Company and Engine Works built ships and produced marine steam engines on the property as early as 1867. In the 1880s, a young apprentice named [REDACTED] worked on the Dry Dock site, reportedly seeing his first internal combustion engine there and learning lessons about mechanized production. The building of ships and the manufacturing and repairing of marine steam engines and boilers continued at the property under the Detroit Dry Docks Co., and the Detroit Ship Building, Co, until the mid-1920s. In the mid 1930s the Detroit Edison purchased the subject property. Between 1929 and 1941 Electromaster, Inc. a stove manufacturer occupied the property. From at least 1948 until 1963 the Detroit Edison Co. owned and operated a warehouse and reconditioning and appliance shop at the property. In 1981 the Detroit Edison Co. sold the subject property to the Globe Trading Company. The Globe Trading Co. used the subject property for a warehouse until at least 1997. Currently the subject property consists of a vacant industrial-manufacturing building owned by the city of Detroit.

The Development Team will rehabilitate the existing building from its current deteriorated state into a desirable commercial/retail and residential location; and construct ~20,000 square feet of commercial space and parking on the first floor, and ~ 64 residential loft/condominiums, ranging in size between ~800 square feet and 2,400 square feet on the second and third floors. Between 50 and 75 jobs will be created as a result of this redevelopment. Renovation of this building will establish a quality community environment, which will counter the existing deterioration and blight still somewhat present due to weak residential presence, and vacant buildings along the East Riverfront District. This Brownfield Plan has been created to facilitate the rehabilitation and redevelopment of the property and to allow the Developer to apply for a State of Michigan Brownfield Redevelopment Single Business Tax Credit.

ATTACHMENT D

Supportive Letters



LaSalle Bank
ABN AMRO

LaSalle Bank Midwest N.A.
Guardian Building
500 Griswold Avenue, 26th Floor
Detroit, Michigan 48226
313-234-8744
313-234-8669
sonya.delley@abnamro.com

March 20, 2006

Sonya Delley
Senior Vice President

Commercial Real Estate, UCRE

Mark Wilcox
Urban Development Company LLC
2003 Brooklyn Street
Detroit, MI 48226

RE: The Globe Trading Building

Dear Mark:

LaSalle Bank Midwest's Urban and Community Real Estate Lending Division seek to participate in development projects which serve to stabilize and revitalize neighborhoods. I am excited to hear of your desire to invest in the adaptive reuse of the Globe Trading Building located near Detroit's riverfront. The proposed opportunity will allow the creation of retail services and residential housing resulting in greater density and strong market values which are critical components to achieving a thriving community.

LaSalle Bank Midwest is a stakeholder in the city of Detroit and has a commitment to its prosperity. LaSalle Bank Midwest is desirous of working with developers, who are also committed to Detroit's renaissance. Given our experience with you, we recognized your dedication and ability to perform.

This communication represents a letter of interest and in no way represents a commitment to lend. Thank you for considering LaSalle Bank Midwest Bank as a potential participant in the critical rehabilitation of one of Detroit's urban treasures. I look forward to learning more about the opportunity.

Warm Regards,

Sonya Delley

ATTACHMENT E
Environmental Reports

The Developer represents and warrants that a Phase I Environmental Site Assessment (ESA), a Phase II ESA, baseline environmental assessment, and due care plan, has (have) been performed on the Property. A copy of the results of the BEA based on (1) Section 20126(1)(c) of Part 201 of the Natural Resources and Environmental Protection Act (NREPA), 1994 Public Act (PA) 451, as amended, and (2) Michigan Department of Environmental Quality (MDEQ) *Instructions for Preparing and Disclosing Baseline Environmental Assessments and Section 7a Compliance Analysis*, dated March 11, 1999, and due care plan will be placed on file with the Detroit Brownfield Redevelopment Authority.